035.0	0004	0016.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 940,800 / 940,800
					USE VALUE: 940,800 / 940,800
					ASSESSED: 940,800 / 940,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIACITELLI ANNA
Owner 2:	
Owner 3:	
Street 1:	11 NORCROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIACITELLI ANNA -
Owner 2:	-
Street 1:	11 NORCROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,810 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1966, having primarily Vinyl Exterior and 3634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12810.000	419,600	6,400	514,800	940,800
Total Card	0.294	419,600	6,400	514,800	940,800
Total Parcel	0.294	419,600	6,400	514,800	940,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.89 | /Parcel: 258.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 24690
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

!2909!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	419,600	6400	12,810.	514,800	940,800	940,800	Year End Roll	12/18/2019
2019	104	FV	379,900	9400	12,810.	466,500	855,800	855,800	Year End Roll	1/3/2019
2018	104	FV	379,900	9400	12,810.	442,400	831,700	831,700	Year End Roll	12/20/2017
2017	104	FV	356,100	9400	12,810.	386,100	751,600	751,600	Year End Roll	1/3/2017
2016	104	FV	356,100	9400	12,810.	329,800	695,300	695,300	Year End	1/4/2016
2015	104	FV	304,300	9700	12,810.	305,600	619,600	619,600	Year End Roll	12/11/2014
2014	104	FV	304,300	9700	12,810.	253,400	567,400	567,400	Year End Roll	12/16/2013
2013	104	FV	316,500	9700	12,810.	241,300	567,500	567,500		12/13/2012

PRINT

Date	Time
12/10/20	18:14:46

LAST REV

Date	Time
12/09/20	14:15:58
danam	
2909	

USER DEFINED

Prior Id # 1:	24690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIACITELLI ALEX	30024-112		4/7/1999	Family	1	No	No		
PIACITELLI ALEX	26869-97		11/29/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1265	Demo Poo	7,500	O				
2/16/2006	102	Redo Bat	3,500					
1/27/2006	49	Manual	6,000					new kitchen cabine
6/8/2001	385	Wood Dec	2,000	C				BUILD FRONT DECK/S

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Info At Door	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
4/21/2006	Permit Visit	BR	B Rossignol
2/25/2000	Meas/Inspect	197	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12810		Sq. Ft.	Site		0	64.	0.63	3									514,753						514,800	

Total AC/HA: 0.29408 | Total SF/SM: 12810 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 514,753 | Spl Credit | Total: 514,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.04267013
Const Adj.:	1.00400007
Adj $ / SQ:	146.558
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608133
Depreciation:	188521
Depreciated Total:	419612

COMMENTS

SAW #9 ONLY PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

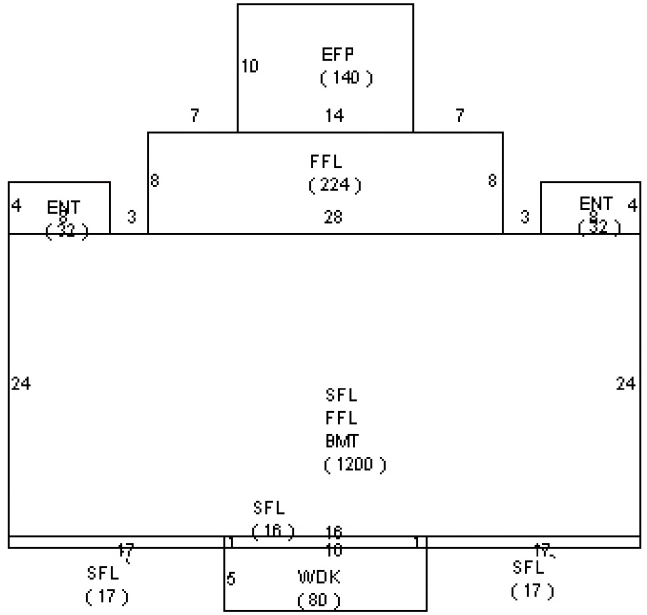
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.56
Special Features:	0	Val/Su Net:	100.91
Final Total:	419600	Val/Su SzAd	156.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,424	146.560	208,698
SFL	Second Floor	1,250	146.560	183,197
BMT	Basement	1,200	66.830	80,196
EFP	Enclos Porch	140	46.860	6,560
WDK	Deck	80	16.060	1,285
ENT	ENTRY	64	26.510	1,696

Net Sketched Area:	4,158			Total:	481,632
Size Ad	2674	Gross Are	4158	FinArea	3634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	20X40	A	PR	1979	16.44	T	51.2	104			6,400			6,400
2	Frame Shed	D	Y	1	4X7	A	AV	1990	0.00	T	23.2	104						
2	Frame Shed	D	Y	1	8X8	A	AV	2015	0.00	T	3.2	104						

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400